



Boughton Wharf, Boughton Road, Rugby

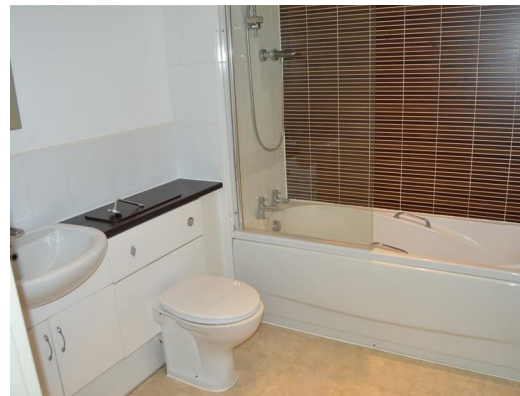
1 Bedroom Flat - Ground Floor

£125,000



FOR SALE

**archer
bassett**
LETTINGS AND SALES



Canal side apartment within walking distance of Rugby train station and town centre. This apartment is double glazed throughout with electric heating and briefly comprises of open plan lounge/fitted kitchen with built-in oven and hob, integrated washing machine and fridge/freezer. There are patio doors which lead onto a brand new decked area overlooking the Oxford Canal. There is a double bedroom and bathroom with thermostatically controlled shower over the bath, security intercom and allocated parking for one space together with shared visitors space are also a benefit to this home. This property could be an ideal first time home or an investment opportunity having achieved an annual rental income of £9,360.

Hall

3.04m max x 2.02m max (9'11" x 6'7" max)

Hardwood front door, electric heater, wooden flooring and cupboard housing hot water tank, water meter, consumer unit, alarm control panel and heating controls.

Living Area/Fitted Kitchen

5.56m max x 5.12m max (18'2" max x 16'9" max)

Open plan living including fitted kitchen with built-in Bosch electric oven, hob and extractor, integrated washer/dryer, fridge/freezer and stainless steel one-and-a-half bowl stainless steel single drainer sink unit. The living area has UPVC double glazed patio doors to the garden, two electric heaters, wooden flooring and security intercom.

Bathroom

2.39m max x 2.01m max (7'10" max x 6'7" max)

Panelled bath with thermostatically controlled shower over, wash basin set into vanity unit and low flush w.c. The bathroom is tiled to full height around the bath area and has vinyl tiled flooring together with extractor fan and heated towel rail.

Bedroom

4.07m max x 3.16m max (13'4" max x 10'4" max)

UPVC double glazed window, electric heater and carpeted.

Garden

There is a gravelled and brand new decked patio area overlooking the Oxford canal.

Parking

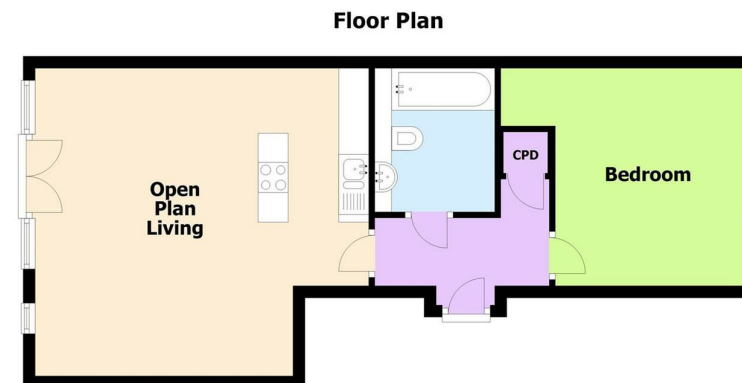
One allocated parking space and shared visitors parking are also provided.

Tenure - Leasehold

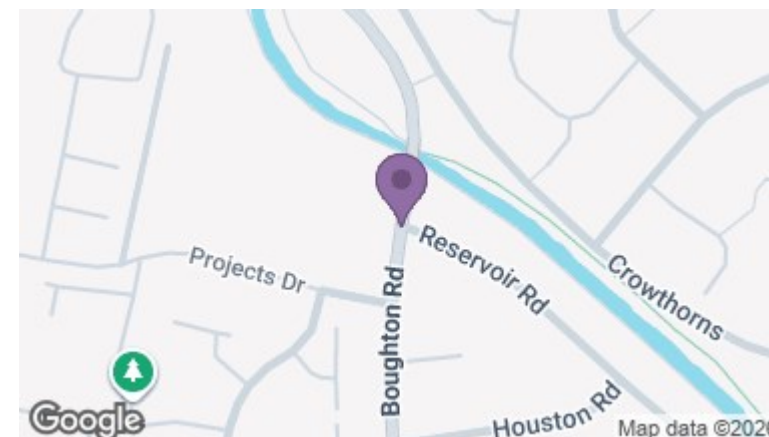
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

Archer Bassett | 477 Holyhead Road Coventry CV5 8HU

024 7659 2255 | sales@archerbassett.co.uk | archerbassett.co.uk

FOR SALE

**archer
bassett**
LETTINGS AND SALES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales		EU Directive 2002/91/EC